

CITY of BURIEN
Department of Community Development

Interpretation # 00-04

Subject: Clarification of zoning for repair businesses in the DC zone

Interpretation: It is my interpretation that repair businesses as a primary use are permitted in the DC zone with certain restrictions and limitations.

Findings of Fact:

Under the current DC zoning code repair businesses are not listed specifically as a primary use.

Zoning Code Section 19.15.025.1 B states: Distribution, wholesaling, **repair** or manufacturing that supports the primary use is allowed as an accessory use.

Zoning Code Section 19.15.025—DOWNTOWN COMMERCIAL ZONE

PURPOSE AND INTENT: The Downtown Commercial (DC) zone implements the Downtown Commercial Comprehensive Plan designation. The purpose of the DC zone is to foster a vibrant, compact, pedestrian-oriented area by allowing high-density residential development in combination with office, retail and commercial uses, government activities, and restaurants, entertainment and cultural uses. Mixed-use developments are encouraged, including well-designed townhouses and condominiums, providing a convenient living environment and making downtown a community focal point and center, as well as a lively place in the evening and on the weekends. Residential densities are limited only by physical constraints such as height, bulk parking and infrastructure capacities. Moderate high-rise buildings, pedestrian amenities and facilities that help define downtown Burien's distinctive qualities are encouraged.

The community's vision for downtown is an attractive, clean, safe and vibrant place that is welcoming to people of all ages. A friendly place where you can walk between the good mix of shops. Downtown will have a special look, created by a cohesive physical theme and design guidelines that emphasize quality, permanence, individuality and uniqueness within the overall urban fabric. Overall, downtown Burien will be a destination—the comfortable and welcoming, fun and lively heart of a great small town.

To help achieve these goals desired uses and public amenities are achieved through a public benefit incentive program. This program allows increased building height and bulk in exchange for the provision of streetscape improvements, design elements, civic contributions and provision of land uses that are highly desired by the community.

A repair business could be considered “retail” in a limited capacity as defined by Zoning Code Section 19.10.465. This section defines “retail” as “a commercial enterprise which: provides goods and/or services directly to the consumer; and, whose goods are available for immediate purchase and/or rental; and, whose goods are available for immediate removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office use....”

Conclusion:

In keeping with the spirit of the Purpose and Intent of the DC Zone repair businesses should be allowed to operate under limited circumstances. All operations must be conducted indoors. Patrons wishing services must be able to carry item(s) in by hand. Examples of the type of repair businesses that would be acceptable in the DC Zone would include watch, shoe, jewelry, and small hand-tool repair businesses. Each repair business applying for a business license to operate in the DC Zone will be looked at on a case by case basis and would require Director approval prior to issuance of a business license.

Robert G. Odle
Community Development Director

Dec. 1, 2000
Date